

kings GROUP

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Tottenham N17 6QA
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Armadale Close, London, N17 9PL

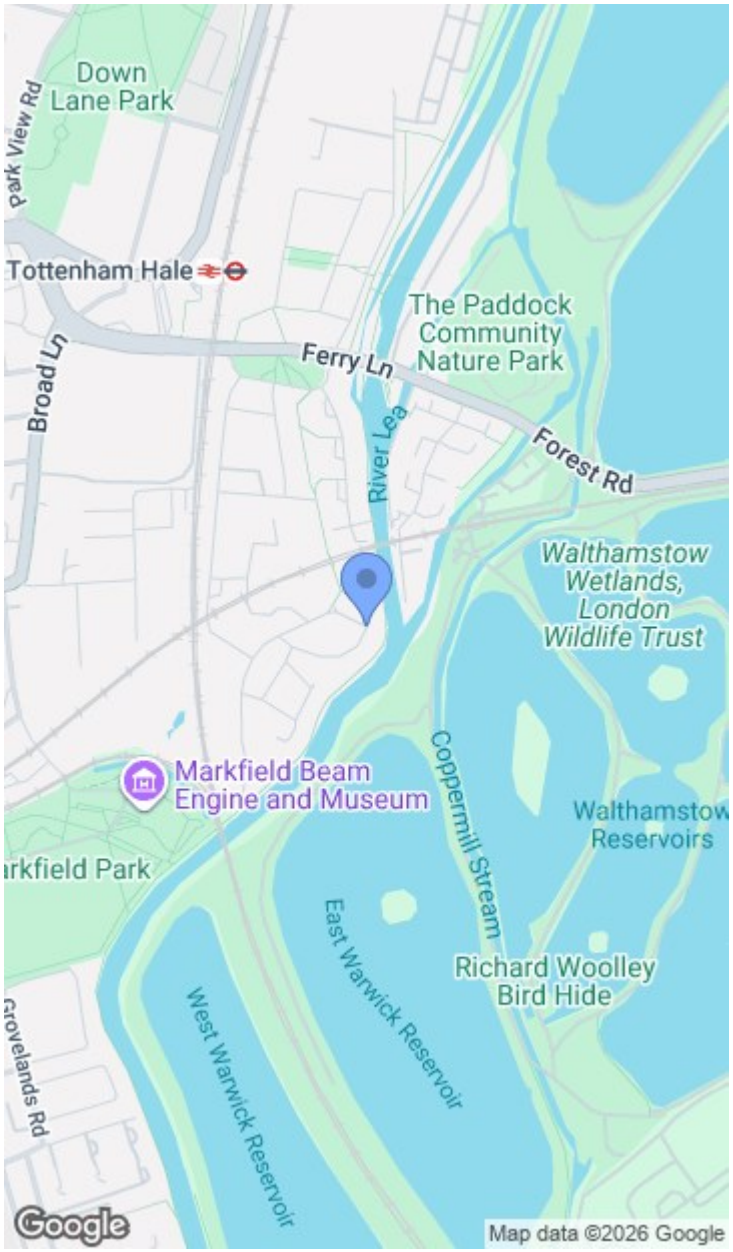
£325,000

- Spacious One Double Bedroom Second Floor Flat
- Separate Living Room
- Private Balcony
- Ample Storage & Well Maintained Throughout
- Close to Blackhorse Road Station (Victoria Line & Overground)
- Stunning Views of the River Lea & Walthamstow Wetlands
- Separate Kitchen with Balcony Access
- Three Piece Bathroom Suite
- Short Walk to Tottenham Hale Station (Victoria Line & National Rail)
- Moments from Walthamstow Wetlands & Lee Valley Regional Park

Kings Group are pleased to present this spacious one bedroom second floor flat on Armadale Close, N17, offering stunning views of the River Lea and Walthamstow Wetlands. Well maintained throughout, the property comprises a generous double bedroom, a separate living room and a separate kitchen, both enjoying the open waterside views. The kitchen gives access to a private balcony, the perfect spot to take in the outlook over the river and wetlands. The flat also has a three piece bathroom suite and ample storage space throughout. This would make an ideal purchase for first-time buyers or investors alike, and early viewing is highly recommended.

Armadale Close is a residential close just off Ferry Lane, set beside the River Lea in Tottenham Hale. The area has undergone a major regeneration in recent years, bringing new homes, public spaces and a growing selection of independent shops, cafés and restaurants to the heart of Tottenham Hale, alongside the redeveloped Tottenham Hale Station. The station is a short walk away, offering Victoria line services into the West End and King's Cross, as well as National Rail services to Liverpool Street, Stratford and Stansted Airport. Blackhorse Road Station, on the Victoria line and London Overground, is also within easy reach. Everyday shopping is close at hand at Tottenham Hale Retail Park. Local schools include Ferry Lane Primary School, just around the corner, and Harris Academy Tottenham. Walthamstow Wetlands, London's largest urban wetland nature reserve, is right on the doorstep, alongside the Lee Valley Regional Park and the riverside walking and cycling routes along the Lea. The historic Ferry Boat Inn is also nearby, making this an excellent spot for anyone seeking a peaceful waterside setting with excellent transport links.

Council Tax Band - B
Lease - 85 Years Remaining
Service Charge - £2,045 Per Annum
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low



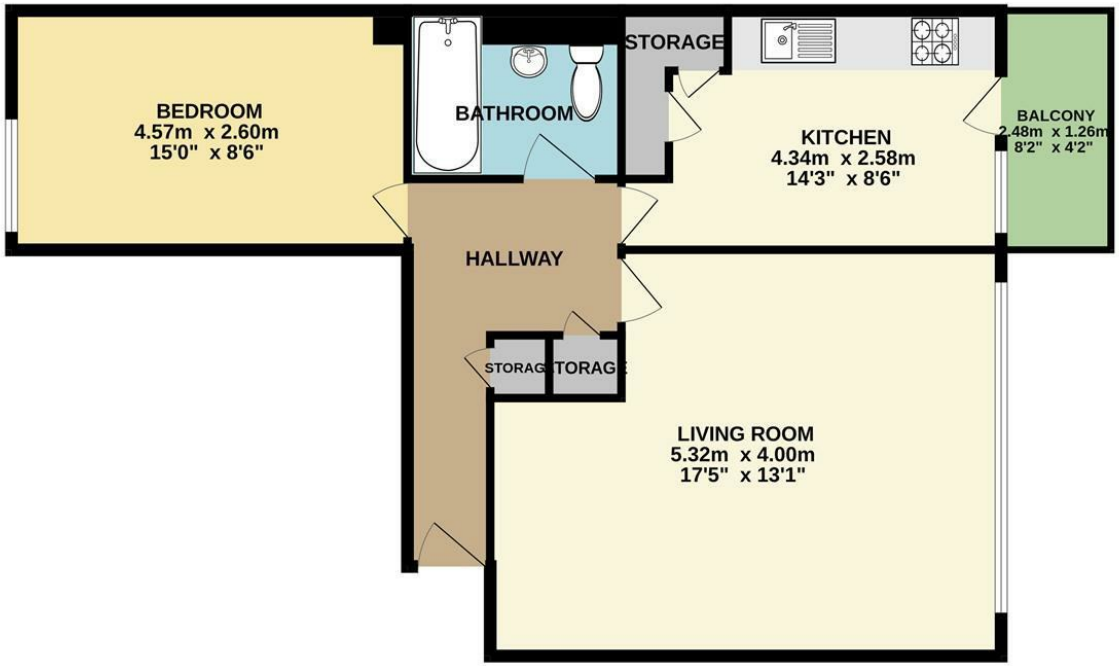








SECOND FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (560 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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